150.0	0003	0013.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	670,600 /	670,600
					USE VALUE:	670,600 /	670,600
					ASSESSED:	670,600 /	670,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GONZALEZ MARIA L
Owner 2:	
Owner 3:	
Street 1:	45 KENILWORTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PRATT STEPHEN M/ETAL -
Owner 2:	PRATT-GONZALEZ MARIA -
Street 1:	45 KENILWORTH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,092 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Aluminum Exterior and 1456 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4092.000	257,700	400	412,500	670,600
Total Card	0.094	257,700	400	412,500	670,600
Total Parcel	0.094	257,700	400	412,500	670,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.58 | /Parcel: 460.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 99066
GIS Ref:
GIS Ref:
Insp Date: 06/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0003-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,700	400	4,092.	412,500	670,600	670,600	Year End Roll	12/18/2019
2019	101	FV	206,600	400	4,092.	386,700	593,700	593,700	Year End Roll	1/3/2019
2018	101	FV	213,200	400	4,092.	319,700	533,300	533,300	Year End Roll	12/20/2017
2017	101	FV	213,200	400	4,092.	293,900	507,500	507,500	Year End Roll	1/3/2017
2016	101	FV	213,200	400	4,092.	268,100	481,700	481,700	Year End	1/4/2016
2015	101	FV	201,700	500	4,092.	263,000	465,200	465,200	Year End Roll	12/11/2014
2014	101	FV	201,700	500	4,092.	244,400	446,600	446,600	Year End Roll	12/16/2013
2013	101	FV	201,700	500	4,092.	232,500	434,700	434,700		12/13/2012

!11742!

PRINT

Date	Time
12/11/20	01:52:50

LAST REV

Date	Time
06/25/18	09:46:42

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 11742

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRATT STEPHEN M	48166-372		9/15/2006	Family	1	No	No		
MAZUR PAUL & HI	26619-502		8/25/1996		249,000	No	No		Y

USER DEFINED

Prior Id # 1:	99066
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/1992	416	Manual	1,200	C				ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Meas/Inspect	HS	Hanne S
11/7/2008	Meas/Inspect	355	PATRIOT
12/22/1999	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4092		Sq. Ft.	Site		0	80.	1.26	9			Easemen	-5					412,497						412,500	

Total AC/HA:	0.09394	Total SF/SM:	4092	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	412,497	Spl Credit		Total:	412,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	85800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373476
Depreciation:	115777
Depreciated Total:	257698

COMMENTS

PDAS / TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1						

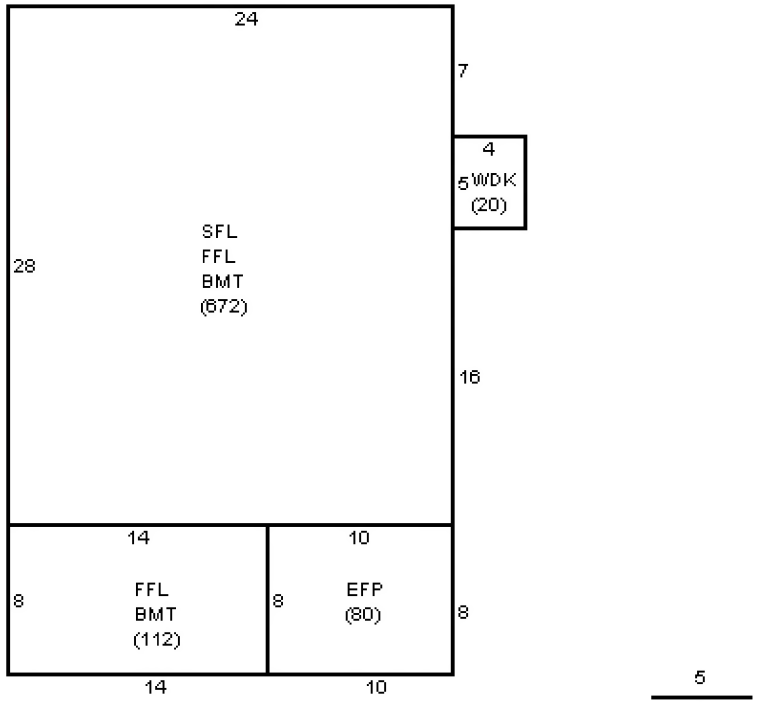
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	110.13
Final Total:	257700	Val/Su SzAd	176.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	784	50.110	39,289
FFL	First Floor	784	167.050	130,964
SFL	Second Floor	672	167.050	112,255
EFP	Enclos Porch	80	60.640	4,851
WDK	Deck	20	15.840	317

Net Sketched Area:	2,340			Total:	287,676
Size Ad	1456	Gross Are	2340	FinArea	1456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

150.0-0003-0013.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X10	F	FR	1991	4.84	T	28	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400